

**AGRICULTURE AND RURAL AREA STUDY**  
**MIAMI-DADE COUNTY**

**MONTHLY REPORT #3**  
**AUGUST 2001**

PREPARED FOR:  
**MIAMI-DADE COUNTY**  
DEPARTMENT OF PLANNING & ZONING

PREPARED BY:  
**DUANY PLATER-ZYBERK & COMPANY**

STUDY TEAM:  
PATRICIA BIDOL-PADVA, DEBRA CHILDS, ROBERT FREILICH, MARINA KHOURY, DOUGLAS KRIEGER, MICHAEL LAUER,  
ELIZABETH PLATER-ZYBERK, TYSON SMITH, PAUL TISCHLER & IAN WATSON

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**1. ONGOING TASKS (this month)**

**TASK 1: INVENTORY & ANALYSIS**

Task 1a: Environmental & Physical Analysis of Agricultural Land Use Practices

Task 1b: Agriculture and Agribusiness Update (UF under separate contract)

**TASK 3: PUBLIC INVOLVEMENT & INTERAGENCY COORDINATION**

Task 3a: Citizens' Advisory Committee

Task 3b: Related Studies Coordination

**2. COMPLETED TASKS**

NONE

**3. NEW TASKS (beginning at month 4)**

Task 1c: Economic Outlook

Task 1f: Fiscal Impact

## AGRICULTURAL AND RURAL AREA STUDY, MIAMI-DADE COUNTY, FLORIDA

### CITIZENS ADVISORY COMMITTEE

#### MEETING SUMMARY

Cooperative Extension, 18710 SW 288th Street, Homestead, Florida

July 19th 2001

#### **Board Members Present**

Craig Wheeling (chairman)  
Ron Weeks (vice-chairman)  
Ivonne Alexander  
Santiago Garcia  
Noble Hendrix  
Bill Losner  
James Pierce  
Brent Probinsky  
Karsten Rist  
Erik Tietig

#### **Board Members Excused Absent**

John Alger  
Santiago Iglesias  
Mark Kraus  
Cooper McMillan  
Phil Marraccini  
Reed Olszack

#### **Minutes**

##### **I. Call to Order**

- Craig Wheeling called the meeting to order at 6:35pm.

##### **II. Approval of Agenda and Meeting Minutes**

- The agenda and meeting minutes were approved unanimously.
- A CAC member reiterated that “*flooding and national parks*” should be listed as challenges facing agriculture in the County web page summary. Jerry Bell advised that “*water-management policy*” was being added to the list of challenges on the webpage.

##### **III. Task 1a - GIS Mapping and Suitability Criteria**

- Michael Lauer (of Planning Works - sub-consultant to Freilich, Leitner & Carlisle) introduced the suitability criteria in advance of collecting the ranking sheets in order to have enough time to tabulate some initial results, present the findings to the CAC and have a brief discussion about them after Mr. McVicar’s presentation.
- M. Lauer explained that the function of the suitability criteria is to rank factors that contribute to placing development pressures on agricultural land.

- Debra Childs (of URS) posted draft GIS maps for the CAC's review. She explained that the maps are works-in-progress, and that the purpose of posting them was to provide the CAC members with an understanding of the various layers of data, how informative the maps are and how they will ultimately influence the ranking of areas.
- As a result of the discussion, the Chair requested that all members take 5-10 minutes to complete their ranking sheets before submitting them to M. Lauer, as well as review the maps.
- Members were reassured that this initial ranking is preliminary and that they will have time to provide comments and revise their ranks at subsequent meetings.

#### **IV. South-Miami Dade Hydrology and Impact on Agriculture**

- Tom McVicar, (from McVicar, Frederico & Lamb, Inc.,) a water resource consultant introduced himself and gave a brief history of his background as an expert on hydrology issues in Southern Florida.
- He gave a chronological history of man-made water management systems for Southern Florida (south of Lake Okeechobee).
- He listed many of the governmental agencies dealing with water management and trying to find solutions to flood protection, water supply and quality and parks restoration. One of the main challenges for these different agencies is trying to set up mechanisms that allow them to coordinate their efforts.
- SFWMD is the expert agency representing local interests.
- Mr. McVicar will make his powerpoint presentation available to the committee.

#### **V. Discussion of Suitability Criteria**

- Michael Lauer summarized and presented his initial results.
- For the agriculture scenario: potential for flooding was the most important issue.
- For the rural residential scenario: potential for flooding was also the most important issue.
- For the urban development scenario: availability of amenities and utilities was the most important issue.
- Four new factors were recommended to be included in the list of suitability criteria: NAFTA (foreign trade), economic development (job growth), urban sprawl (proximity to other development) and economic gain (viability of different agricultural products).
- A CAC member stressed the importance of preserving agriculture in the study area. Miami-Dade is one of the top 25 agricultural producing counties in the nation, and one of the most productive in Florida. There are approximately 80,000 acres of agricultural land in South Dade which only constitutes 6% of available land, as compared to West Palm Beach which has about 400,000 acres of agricultural land which constitutes 50% of their available land.
- Michael Lauer reviewed the entire list of suitability criteria and their definitions.
- He gathered everyone's ranking sheets and will make his preliminary findings and new results available to DPZ and the CAC.
- There will be future discussions on how best to model this information.

#### **VI. Other Business**

- None

### **VII. Public Comments**

- None
- Jerry Bell informed the CAC that the next meeting will be held on August 16th, 2001. He indicated that UF will be making a presentation, and that he will request that a National Parks Service Representative make a presentation as well.

### **VIII. Adjourn**

The meeting was adjourned at 8:35pm.

## MONTHLY ACTIVITIES

### BY CONSULTANTS

#### **Duany Plater-Zyberk & Company (DPZ)**

During the month of July and beginning August, DPZ coordinated the on-going tasks between the various consultants in order to ensure the following: 1) make sure work is obtained and completed in a timely manner, according to the schedule; and 2) review consultant's deliverables. DPZ also attended the third CAC meeting and produced meeting minutes and the monthly report.

DPZ is in the process of compiling a list of all related studies (federal, state, municipal and county projects) that could impact our study area. DPZ has also been in contact with the majority of the TAC Board and has asked for their assistance in reviewing the related studies list already submitted as well as their expertise and recommendations for additional studies that could impact our study area. A list and brief summary of studies were presented to the CAC for their review and comments in the June report.

#### **URS**

URS has been working on the following tasks:

##### *Data collection - 80% complete.*

A final data request was sent to the County prior to the June 21st meeting, and Florida Power and Light (FPL) at the end of June. URS is still waiting for the following data from FPL:

- Current Zoning
- Future Zoning
- Parcels
- Conservation Lands
- Aerial Photos at both one foot and reduced resolution
- Utility Easements (Requested as part of the data package from FPL)
- Proposed boundaries for incorporated Redlands

##### *Maps - 75% complete*

Draft maps have been made available to the project team for comments. These maps were presented at the CAC meeting July 19th. URS is awaiting additional data to complete map production.

##### *Suitability Analysis/Model - 20% complete*

Suitability criteria was submitted to the project team and CAC for review, and was presented July 19th by Michael Lauer.

Below is a list of the tasks for the next month.

##### *Data collection - 95% complete*

Completion depends on receipt of data, (see above) which has not been submitted yet.

##### *Maps - 90% complete*

Revisions will be made to draft maps based on CAC comments. Completion depends on receipt of data.

*Suitability Analysis/Model - 25-40% complete*

CAC comments regarding suitability criteria will be examined and reported to project team. Criteria will be further assessed for inclusion in the analysis. Any additional data required will be promptly requested. Model development and analysis will begin. Need to discuss potential data / criteria additional to URS's scope of work and its inclusion into the suitability analysis model.

**Freilich, Leitner & Carlisle / Planning Works**

During the month of July, both attorneys and planners from the Freilich, Leitner & Carlisle/Planning Works team have continued developing criteria to evaluate the susceptibility of agricultural lands to development for other purposes. Michael Lauer, from Planning Works has been coordinating this effort with URS and has produced an initial ranking of this susceptibility criteria for the three different scenarios and presented some preliminary results to the CAC at the July meeting . They are also assembling maps and other background data to help define the alternative scenarios to be evaluated as part of the Project. Draft criteria was also reviewed by the CAC at the last meeting.

Members of Freilich, Leitner & Carlisle are continuing to work with DPZ and County planners to identify and collect past studies performed by other agencies that have a direct bearing on the work being performed as part of the Agriculture and Rural Area Study. A schedule deadline of September 30th has been established with the County Project Manager for completing the that list. All parties should inform the consultant team of any studies they feel should be reviewed by that deadline.

**Tischler & Associates**

Paul Tischler's methodology for Task 1C (Economic Outlook) will be presented to the CAC and he plans to begin this task next month. The CAC will be asked to provide comments on Task 1C at the meeting.

**Douglas Krieger**

Douglas Krieger expects to attend the September CAC meeting to present his work plan for the focus group portion of his work. At that meeting he will discuss the rationale for the focus groups, the procedures for selecting participants, and review the topics of discussion. He plans to conduct the focus groups during the two weeks following the CAC meeting. Between now and the start of the focus groups he will work with DPZ and the county to develop a sampling strategy, identify a focus group moderator, design a discussion guide, identify facilities in which to conduct the focus groups, and begin recruiting participants.



**MEMO**

**To:** Consulting Team and Citizens Advisory Committee  
**From:** Michael Lauer, AICP - Principal  
**Date:** August 4, 2001  
**Re:** Update on Land Use Suitability Factors

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The consultant team is continuing its process of evaluating the significance of development suitability factors and requests the CAC will be asked to share its expertise on the relative importance of each factor. At the July meeting, the CAC provided the attached initial rankings of development suitability factors. However, these rankings were submitted prior to meaningful discussion of each factor. Next month, the committee will be asked to re-rank each factor.

The factors ultimately will be used to determine the susceptibility of agricultural land to conversion to non-agricultural uses in accordance with Task 1.a.(3) of the consultants' scope. These factors will be used during the review the impact of different land use and development scenarios in subsequent tasks.

**Potential Suitability Factors****Environmental**

- Soils
- Drainage
- Depth to water table
- Septic system constraints
- Groundwater quality
- Well field locations and protection areas
- Potential for flooding
- Wetlands
- Sensitive habitat areas
- Topography/elevation

**Infrastructure and Built Environment**

- Road capacity/concurrency
- Water system availability and capacity, including fire flow
- Centralized wastewater system availability and capacity
- Availability of other utilities (e.g., electricity, natural gas)
- Proximity to Fire Stations
- Availability of schools and other public facilities
- Existence of land uses that inhibit development
- Parcelization/subdivision patterns
- Water management facilities/plans
- Land acquisition plans
- Easements/rights of way

**Political and Market**

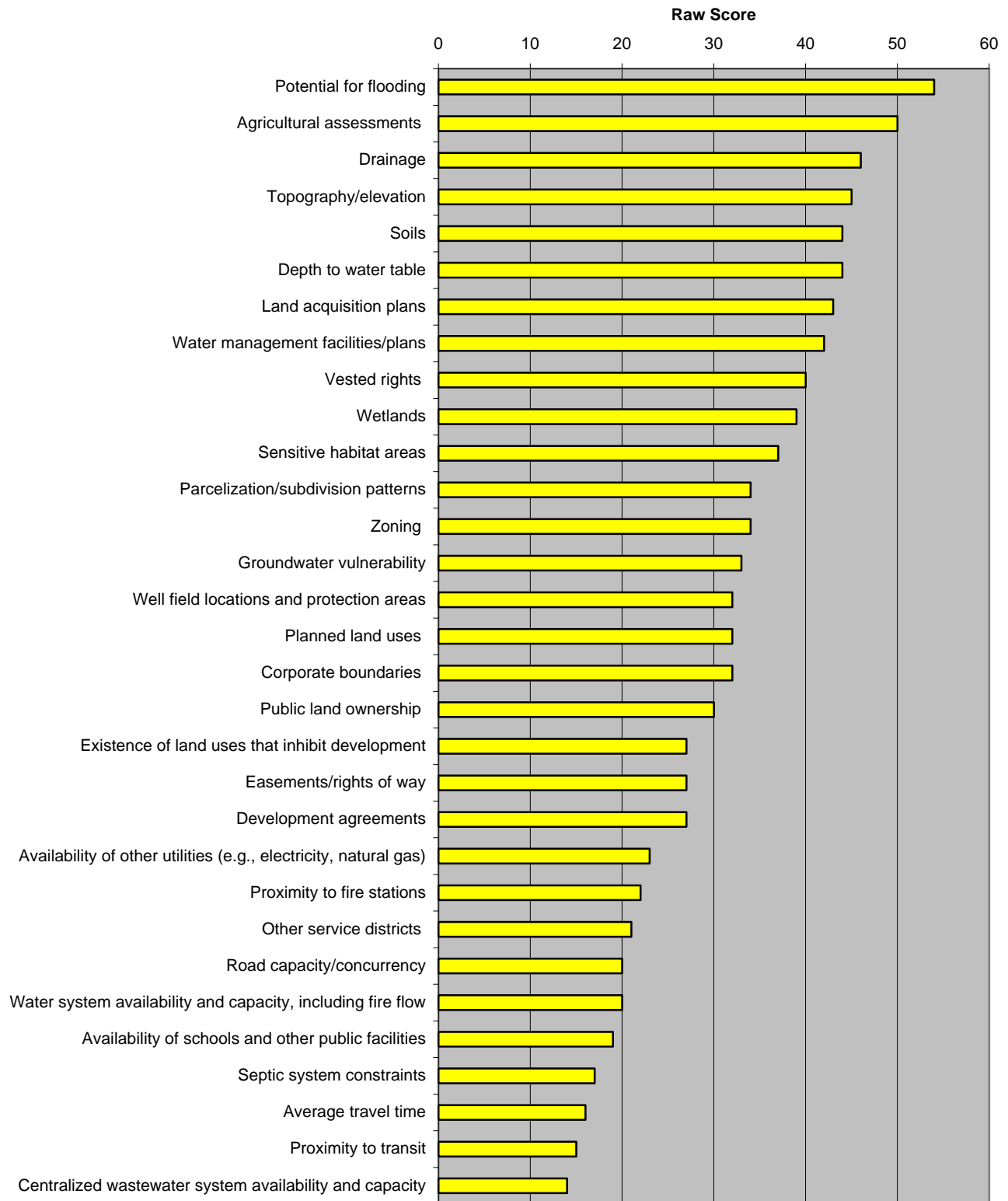
- Zoning
- Planned land uses
- Public land ownership
- Development agreements
- Vested rights
- Agricultural assessments
- Corporate boundaries
- Other service districts
- Crop economics
- Housing market demand
- Employment opportunities
- NAFTA
- Contiguity with development

# SUITABILITY CRITERIA

## AGRICULTURE TABLE

Factor	Raw Score	Responses by Respondent #														Average	order
		#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	#13	#14		
Potential for flooding	54	5	5	5	5	5	5	5	5	4	5	5			4.91	7	
Agricultural assessments	50																
Drainage	46	5	4	5	5	5	5	5	5	5	5	1			4.55	29	
Topography/elevation	45	3	5	5	4	5	5	5	5	3	2	4			4.18	2	
Soils	44	1	5	5	2	3	5	5	5	5	4	5			4.09	10	
Depth to water table	44	2	5	4	2	5	5	5	5	4	5	2			4.00	1	
Land acquisition plans	44	3	4	5	4	3	2	5	5	3	5	5			4.00	3	
Water management facilities/plans	43	5	5	5	5	2	5	1	5	3	4	3			3.91	21	
Vested rights	42	1	5	5	5	4	5	5	5	3	4				4.20	20	
Wetlands	40	1	5	5	5	5	4	5	5	1	3	1			3.64	28	
Sensitive habitat areas	39	5	5	4	5	5	1	1	1	4	5	3			3.55	8	
Parcelization/subdivision patterns	37	5	5	5	5	3	1	2	1	3	4	3			3.36	9	
Zoning	34	4	5	1	5	2	5	1	1	4	4	2			3.09	19	
Groundwater vulnerability	33	3	5	3	2	3	5	1	5	1	5	1			3.09	24	
Well field locations and protection areas	32	1	5	3	4	4	1	5	1	3	5	1			3.00	5	
Planned land uses	32	1	3	2	4	4	1	5	5	2	4	1			2.91	6	
Corporate boundaries	32	3	5	5	2	3	1	1	5	1	5	1			2.91	25	
Public land ownership	30	1	5	1	5	3	4	5	3	1	3	1			2.91	30	
Existence of land uses that inhibit development	27	4	4	4	5	3	1	1	3	3	1	1			2.73	26	
Easements/rights of way	27	1	5	1	1	3	5	1	3	1	5	1			2.45	18	
Development agreements	27	2	4	1	5	1	4	1	1	2	5	1			2.45	22	
Availability of other utilities (e.g., electricity, natural gas)	23	1	5	5	3	3	2	1	3	1	2	1			2.45	27	
Proximity to fire stations	22	4	2	1	1	2	1	2	5	1	3	1			2.09	15	
Other service districts	21	5	1	1	3	2	1	5	1	1	1	1			2.00	16	
Road capacity/concurrency	20	1	3	1	2	3	4	1	1	1	3	1			1.91	31	
Water system availability and capacity, including fire flow	20	4	2	1	2	2	1	3	2	1	1	1			1.82	11	
Availability of schools and other public facilities	19	1	1	1	1	5	1	3	1	1	4	1			1.82	13	
Septic system constraints	17	5	1	1	1	2	1	4	1	1	1	1			1.73	17	
Average travel time	16	1	1	1	2	2	1	5	1	1	1	1			1.55	4	
Proximity to transit	15	1	2	1	2	1	1	3	2	1	1	1			1.45	12	
Centralized wastewater system availability and capacity	14	2	2	1	3	1	1	1	1	1	1	1			1.36	23	
Others		82	115	89	2	97	85	95	93	67	102	53	0	0	0	1.27	14
		5		1	5										880	496	
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### Initial Rankings of Suitability Factors for Agriculture



# SUITABILITY CRITERIA

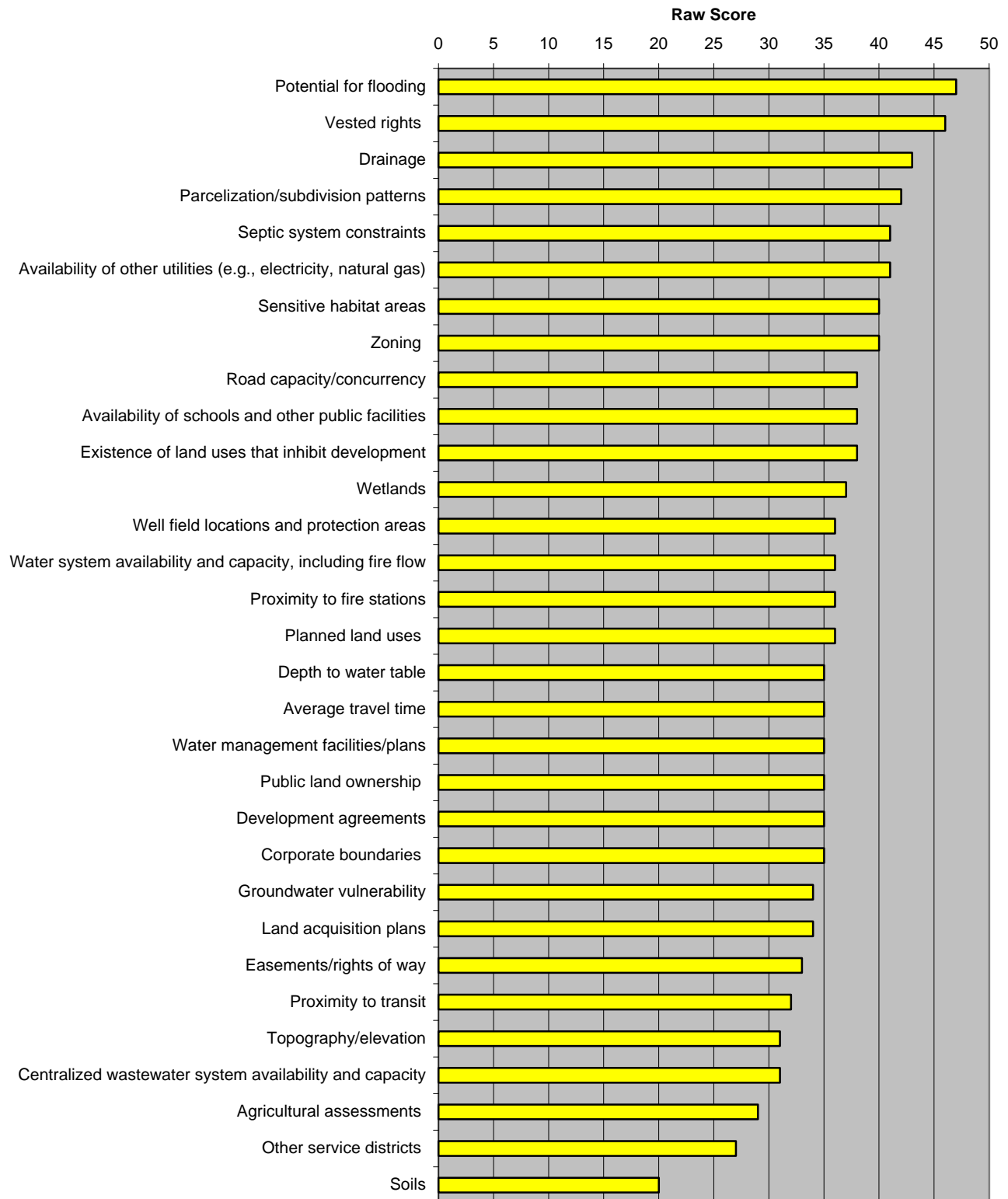
## RURAL RESIDENTIAL TABLE

Factor	Raw Score	Responses by Respondent #														Average	order
		#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	#13	#14		
Potential for flooding	47	5	5	5	3	5	3	5	3	4	4	5			4.27	7	
Vested rights	46	3	3	5	5	5	4	5	5	3	5	3			4.18	28	
Drainage	43	3	2	5	4	5	5	5	2	4	5	3			3.91	2	
Parcelization/subdivision patterns	42	4	5	5	5	4	3	3	2	4	5	2			3.82	19	
Septic system constraints	41	5	4	5	5	2	3	5	2	4	5	1			3.73	4	
Availability of other utilities (e.g., electricity, natural gas)	41	4	5	5	5	4	3	2	5	2	5	1			3.73	15	
Sensitive habitat areas	40	5	5	5	5	3	1	2	2	4	5	3			3.64	9	
Zoning	40	3	5	5	3	4	3	1	3	5	5	3			3.64	24	
Road	38	4	4	5	3	4	3	4	3	2	5	1			3.45	11	
capacity/concurrency	38																
Availability of schools and other public facilities	38	5	5	3	3	4	3	4	2	3	5	1			3.45	17	
Existence of land uses that inhibit development	38	4	4	5	5	3	1	3	3	5	4	1			3.45	18	
Wetlands	37	5	5	1	5	5	1	1	2	5	4	3			3.36	8	
Well field locations and protection areas	36	1	3	4	5	4	3	5	2	3	5	1			3.27	6	
Water system availability and capacity, including fire flow	36																
Proximity to fire stations	36	2	4	5	1	3	3	5	3	4	5	1			3.27	13	
Planned land uses	36	5	4	2	3	4	3	5	2	3	4	1			3.27	16	
Depth to water table	35	3	5	3	3	4	3	1	3	3	5	3			3.27	25	
Average travel time	35	2	4	2	1	5	3	1	5	2	4	5	4		3.18	3	
Water management	35	2	4	2	3	4	3	4	3	4	5	1			3.18	12	
facilities/plans	35	1	5	5	2	3	2	5	3	4	5	3			3.50	20	
Public land ownership	35	4	4	2	2	3	3	3	3	3	5	3			3.18	26	
Development	35																
Agreements	35	3	3	3	5	5	3	1	1	3	5	3			3.18	27	
Corporate boundaries	35	1	5	4	2	4	3	5	4	1	5	1			3.18	30	
Groundwater vulnerability	34																
Land acquisition plans	34	1	2	1	5	5	3	5	2	4	5	1			3.09	5	
Easements/rights of way	33	5	4	2	5	3	2	1	2	3	5	2			3.09	21	
Proximity to transit	32	2	4	3	4	3	3	3	3	3	4	1			3.00	22	
Topography/elevation	31	3	4	2	3	3	3	3	3	3	4	1			2.91	23	
Centralized wastewater system availability and capacity	31	1	4	1	3	3	3	5	2	4	1	4			2.82	10	
Agricultural assessments	29	2	4	3	1	4	3	5	1	2	5	1			2.82	14	
Other service districts	27	5	1	1	5	4	1	5	1	1	4	1			2.64	29	
Soils	20	1	3	4	2	3	3	1	3	1	5	1			2.45	31	
Other Factors	97	2	1	1	1	3	2	4	1	2	1	2			1.82	1	
		118	103	111	116	83	111	78	100	140	59	0	0	0	1116	496	
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# SUITABILITY CRITERIA

## RURAL RESIDENTIAL GRAPH

**Initial Ranking of Suitability Factors for Rural Residential**



# SUITABILITY CRITERIA

## URBAN DEVELOPMENT TABLE

Factor	Raw Score	Responses by Respondent #														Average	order
		#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	#13	#14		
Availability of other utilities (e.g., electricity, natural gas)	52	5	5	5	5	4	5	5	5	5	5	3				4.73	15
Road capacity/concurrency	51	4	5	5	5	4	5	5	5	3	5	5				4.64	11
Zoning	51	5	5	5	5	5	3	5	3	5	5	5				4.64	24
Planned land uses	51	5	5	5	5	5	3	5	3	5	5	5				4.64	25
Average travel time	50	3	5	3	5	4	5	5	5	5	5	5				4.55	12
Water system availability and capacity, including fire flow	50																
Availability of schools and other public facilities	50	4	5	5	5	3	5	5	5	5	5	3				4.55	13
Centralized wastewater system availability and capacity	49	5	5	3	5	4	5	5	5	5	5	3				4.55	17
Proximity to fire stations	49	5	4	3	5	4	5	5	5	5	5	3				4.45	14
Vested rights	48	5	5	2	5	4	5	5	5	5	5	3				4.45	16
Proximity to transit	46	5	3	5	5	5	2	5	5	5	3	5				4.36	28
Development agreements	45	4	4	3	5	3	5	5	5	5	5	2				4.18	23
Potential for flooding	43	5	3	5	5	5	3	5	1	4	4	5				4.09	27
Parcelization/subdivision patterns	43	5	5	5	3	5	3	5	3	5	1	3				3.91	7
Existence of land uses that inhibit development	42	4	5	5	5	4	3	1	5	3	5	3				3.91	19
Drainage	41	4	4	5	5	3	2	1	5	5	5	3				3.82	18
Public land ownership	41	3	2	5	5	5	5	5	1	5	4	1				3.73	2
Sensitive habitat areas	40	4	4	1	5	3	3	5	3	3	5	5				3.73	26
Water management facilities/plans	39	5	5	5	5	3	1	2	5	5	1	3				3.64	9
Easements/rights of way	38	4	5	5	5	3	2	5	3	5	2					3.90	20
Other service districts	38	2	4	3	5	3	1	5	4	4	5	2				3.45	22
Groundwater vulnerability	37	5	3	4	4	3	2	5	5	1	5	1				3.45	31
Well field locations and protection areas	37	1	2	1	5	5	5	5	5	5	2	1				3.36	5
Wetlands	37	1	3	4	5	3	5	5	1	4	5	1				3.36	6
Land acquisition plans	34	5	5	1	5	5	1	1	5	5	1	3				3.36	8
Corporate boundaries	34	5	5	2	5	4	2	3	2	3	2	1				3.09	21
Depth to water table	27	1	5	4	5	4	2	1	5	1	5	1				3.09	30
Septic system constraints	27	3	2	1	5	3	1	3	1	5	2	1				2.45	3
Topography/elevation	26	1	4	2	5	5	4		1	1	3	1				2.70	4
Soils	16	1	4	1	4	3	2	3	1	5	1	1				2.36	10
Agricultural assessments	16	3	1	1	1	3	1	1	1	1	2	1				1.45	1
Other Factors		1	1	1	5	1	1	1	1	1	2	1				1.45	29
		113	123	105	147	118	97	117	109	123	116	80	0	0	0	1248	496

economic  
NAFTA/foreign trade  
Urban sprawl  
demographics

# SUITABILITY CRITERIA

## URBAN DEVELOPMENT GRAPH

### Initial Rankings of Suitability Factors for Urban Development



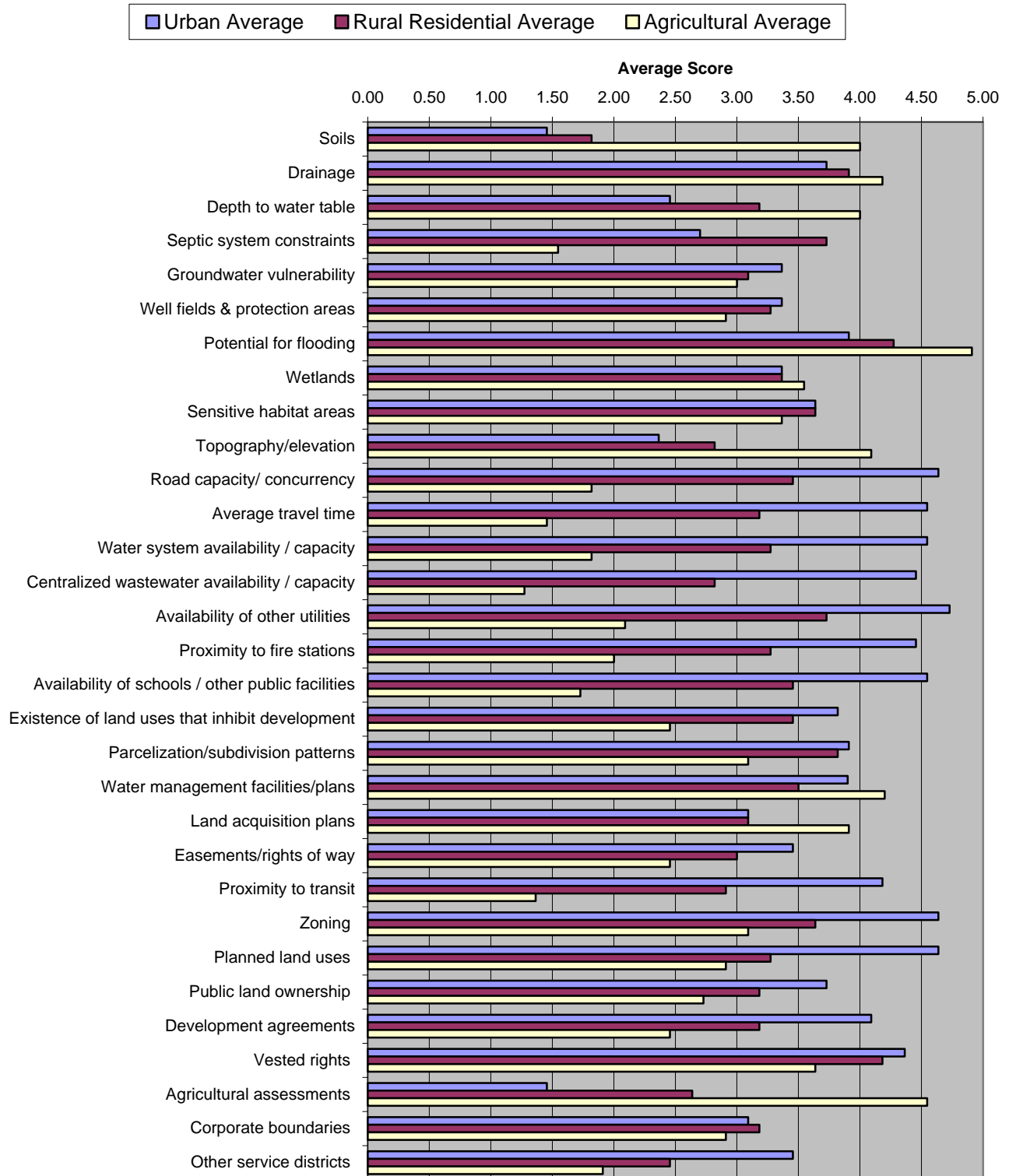
# SUITABILITY CRITERIA

## SUMMARY TABLE

Factor	Urban Average	Rural Residential Average	Agricultural Average
Soils	1.45	1.82	4.00
Drainage	3.73	3.91	4.18
Depth to water table	2.45	3.18	4.00
Septic system constraints	2.70	3.73	1.55
Groundwater vulnerability	3.36	3.09	3.00
Well fields & protection areas	3.36	3.27	2.91
Potential for flooding	3.91	4.27	4.91
Wetlands	3.36	3.36	3.55
Sensitive habitat areas	3.64	3.64	3.36
Topography/elevation	2.36	2.82	4.09
Road capacity/ concurrency	4.64	3.45	1.82
Average travel time	4.55	3.18	1.45
Water system availability / capacity	4.55	3.27	1.82
Centralized wastewater availability / capacity	4.45	2.82	1.27
Availability of other utilities	4.73	3.73	2.09
Proximity to fire stations	4.45	3.27	2.00
Availability of schools / other public facilities	4.55	3.45	1.73
Existence of land uses that inhibit development	3.82	3.45	2.45
Parcelization/subdivision patterns	3.91	3.82	3.09
Water management facilities/plans	3.90	3.50	4.20
Land acquisition plans	3.09	3.09	3.91
Easements/rights of way	3.45	3.00	2.45
Proximity to transit	4.18	2.91	1.36
Zoning	4.64	3.64	3.09
Planned land uses	4.64	3.27	2.91
Public land ownership	3.73	3.18	2.73
Development agreements	4.09	3.18	2.45
Vested rights	4.36	4.18	3.64
Agricultural assessments	1.45	2.64	4.55
Corporate boundaries	3.09	3.18	2.91
Other service districts	3.45	2.45	1.91



### Average Suitability Rankings



**AGRICULTURE AND RURAL AREA STUDY CITIZENS' ADVISORY COMMITTEE**

Miami-Dade County Agriculture Center Auditorium  
18710 SW 288 Street, Homestead

August 16, 2001, 6:30 p.m.

- |       |  |                       |
|-------|--|-----------------------|
| I.    | Call to Order -  | Craig Wheeling, Chair |
| II.   | Approval of Agenda and Minutes   | 5 minutes             |
| III.  | Presentation by National Park Service Representative<br>on Everglades Restoration Issues | NPS - (20 minutes)    |
| III.  | Update on Study Schedule, Tasks 1a., 3b.   | DPZ (30 minutes)      |
| IV.   | Update on UF components of Task 1a.  | UF (30 minutes)       |
| V.    | Other Business   | 5 minutes             |
| VII.  | Public Comments  | 30 minutes            |
| VIII. | Adjourn  |                       |